121.0	0007	0001.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,861,100 /	1,861,100
					USE VALUE:	1,861,100 /	1,861,100
					ASSESSED:	1,861,100 /	1,861,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		POND LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARLINGTON BOYS CLUB INC
Owner 2:	
Owner 3:	
Street 1:	60 POND LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 23,600 Sq. Ft. of land mainly classified as Recreation with a Lodge Building built about 1961, having primarily Steel Exterior and 20400 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 7 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
958	23600.000	692,900		1,168,200	1,861,100
Total Card	0.542	692,900		1,168,200	1,861,100
Total Parcel	0.542	692,900		1,168,200	1,861,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 91.23 | /Parcel: 91.23

Legal Description

User Acct

78490

GIS Ref

GIS Ref

Insp Date

08/01/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 121.0-0007-0001.0

!9409!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	958	FV	693,400	0	23,600.	1,168,200	1,861,600	1,861,600	Year End Roll	12/18/2019
2019	958	FV	693,400	0	23,600.	1,233,100	1,926,500	1,926,500	Year End Roll	1/3/2019
2018	958	FV	693,400	0	23,600.	908,600	1,602,000	1,602,000	Year End Roll	12/20/2017
2017	958	FV	693,400	0	23,600.	869,700	1,563,100	1,563,100	Year End Roll	1/3/2017
2016	905	FV	693,400	0	23,600.	804,800	1,498,200	1,498,200	Year End	1/4/2016
2015	905	FV	693,400	0	23,600.	675,000	1,368,400	1,368,400	Year End Roll	12/11/2014
2014	905	FV	693,400	0	23,600.	659,400	1,352,800	1,352,800	Year End Roll	12/16/2013
2013	905	FV	693,400	0	23,600.	628,200	1,321,600	1,321,600		12/13/2012

PRINT

Date	Time
12/10/20	23:53:17

LAST REV

Date	Time
03/11/16	10:03:20

mmcmakin

9409

USER DEFINED

Prior Id # 1:	78490
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	6728-289		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2011	532	Renovate	329,695					
4/26/2011	335	Renovate	12,000					& ADD OFFICE &LOCK
8/25/2010	1035	Re-Roof	99,500					
12/8/2009	1233	New Wind	6,000					
8/13/2002	669	Addition	75,000	O		G4	GR FY04	ADDITION TO ORIGIN
8/16/2001	565	Alterati	10,000	C				REPLACE RAMP AND S
12/11/1996	641	Manual	2,500					TWO WINDOWS
8/31/1992	409	Manual	2,800					NEW CEILINGS

ACTIVITY INFORMATION

Date	Result	By	Name
8/1/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
958	Recreation		23600		Sq. Ft.	Site		0	90.	0.55	10			View	10					1,168,200						1,168,200	

Total AC/HA: 0.54178 | Total SF/SM: 23600 | Parcel LUC: 958 | Recreation | Prime NB Desc: ARLINGTON | Total: 1,168,200 | Spl Credit | Total: 1,168,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	69 - Lodge		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:			
Prime Wall:	22 - Steel		
Sec Wall:	7 - Brick	40	%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	8		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	7	Rating:	Average
A HBth:		Rating:	
OthrFix:	19	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		35	%

CALC SUMMARY

Basic $ / SQ:	40.00
Size Adj.:	0.84901965
Const Adj.:	0.94744110
Adj $ / SQ:	32.176
Other Features:	32000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	966716
Depreciation:	338351
Depreciated Total:	628365

COMMENTS

1961 B&G CLUB CLUBHOUSE 1944 10
SHOWER STALLS 5 SINKS 4 URINALS
PARTIAL INSP..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	7

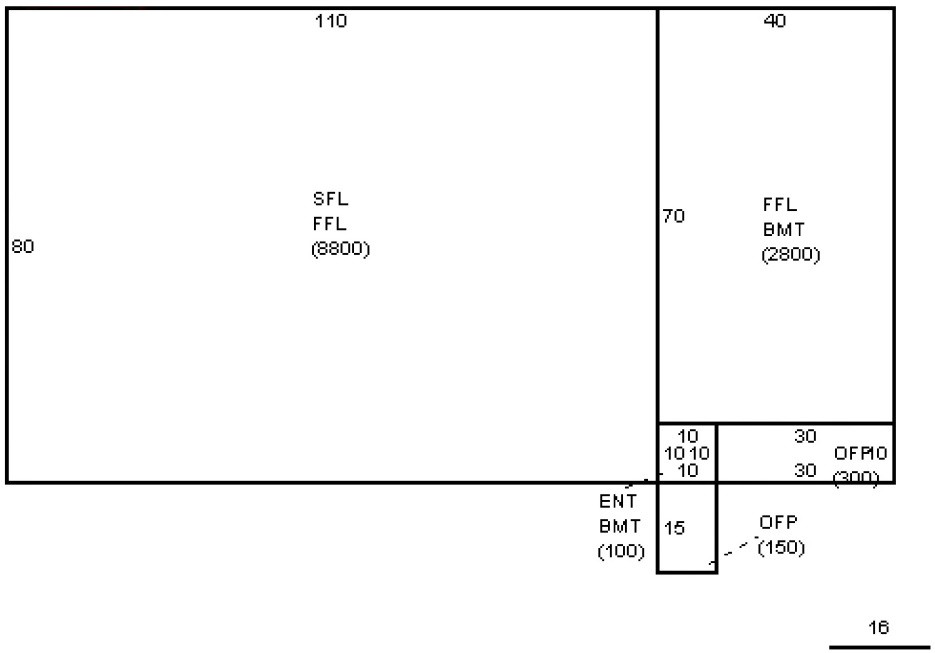
REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	11,600	32.180	373,240
SFL	Second Floor	8,800	32.180	283,147
BMT	Basement	2,900	9.650	27,993
OFP	Open Porch	450	19.110	8,598
ENT	ENTRY	100	18.760	1,876

Net Sketched Area:	23,850	Total:	694,854
Size Ad	20400	Gross Are	23850	FinArea	20400
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	42.79
Special Features:	64500	Val/Su Net:	29.05
Final Total:	692900	Val/Su SzAd	33.97

MOBILE HOME

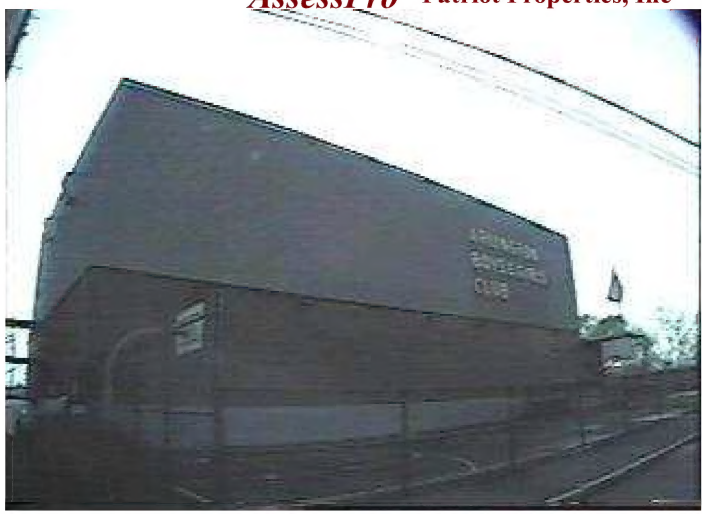
Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 121.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	A	S	1	75X90	A	AV	1961	16.14	T	40.8	958			64,500			64,500

More:	N	Total Yard Items:		Total Special Featues:	64,500	Total:	64,500

IMAGE

AssessPro Patriot Properties, Inc